

# Maryland Designated Transit-Oriented Developments

Update – June 2, 2014

Transit-Oriented Developments (TODs) are relatively dense, mixed-use projects that provide easy access to transit stations. “Designated” TODs have access to a variety of tools that help it to overcome obstacles. Specific state assistance depends on each project’s need and stage of development.

Transit Station	Status	State Assistance	Unique Features
<b>Branch Avenue Metro</b> Prince George’s County	<ul style="list-style-type: none"> <li>• Predevelopment planning for joint development</li> <li>• SHA designing station access improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Nearly \$5.5M through FY12; \$9M programmed for engineering and right-of-way acquisition in FY13-16</li> </ul>	<ul style="list-style-type: none"> <li>• Within an Enterprise Zone</li> <li>• BRAC Revitalization and Incentive Zone</li> </ul>
<b>Naylor Road Metro</b> Prince George’s County	<ul style="list-style-type: none"> <li>• Preliminary streetscape design to be completed in 2012</li> <li>• Funding TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Streetscape project</li> <li>• Station Access Improvement Study – 2011</li> </ul>	<ul style="list-style-type: none"> <li>• County committed \$340,000 to “In Bloom” (economic development initiative)</li> </ul>
<b>New Carrollton Metro/MARC/Amtrak</b> Prince George’s County	<ul style="list-style-type: none"> <li>• Develop Leading TOD plan</li> <li>• Transit facilities plan underway</li> </ul>	<ul style="list-style-type: none"> <li>• State land/offices</li> <li>• \$350,000 pre-development assistance</li> </ul>	<ul style="list-style-type: none"> <li>• Terminus station for the future Purple Line</li> <li>• Future DHCD offices</li> </ul>
<b>Wheaton Metro</b> Montgomery County	<ul style="list-style-type: none"> <li>• 8.2-ac of WMATA and County owned property to be planned/developed</li> <li>• Developer leading planning process</li> </ul>	<ul style="list-style-type: none"> <li>• \$200,000 pre-development assistance (market and fiscal impact studies)</li> </ul>	<ul style="list-style-type: none"> <li>• Wheaton Redevelopment Program to leverage County resources</li> <li>• Within an Enterprise Zone</li> </ul>
<b>Shady Grove Metro</b> Montgomery County	<ul style="list-style-type: none"> <li>• County planning redevelopment of 90-ac adjacent to the Metro Station</li> <li>• Preliminary plans presented in 2011</li> </ul>	<ul style="list-style-type: none"> <li>• Screened State-owned property in support of county facility relocations</li> </ul>	<ul style="list-style-type: none"> <li>• 2006 Shady Grove Sector Plan envisions a “lively, mixed-use community.”</li> </ul>
<b>Twinbrook Metro</b> Montgomery County	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> phase completed and occupied</li> <li>• Ground broken on Phase 2 in July 2011</li> </ul>	<ul style="list-style-type: none"> <li>• Technical support for market analysis</li> </ul>	<ul style="list-style-type: none"> <li>• LEED-ND certified</li> <li>• 2011 “Smart, Green and Growing” Award</li> </ul>
<b>White Flint</b> Montgomery County	<ul style="list-style-type: none"> <li>• Designated Spring of 2012</li> <li>• Sale of state property approved</li> </ul>	<ul style="list-style-type: none"> <li>• 3.7-ac of state property</li> <li>• State FastTrack program</li> </ul>	<ul style="list-style-type: none"> <li>• LEED certified</li> </ul>
<b>Aberdeen MARC/Amtrak</b> Harford County	<ul style="list-style-type: none"> <li>• TOD Master Plan and Boundary adopted Spring 2012</li> <li>• Station area feasibility study underway</li> </ul>	<ul style="list-style-type: none"> <li>• MDOT/MTA support and technical assistance for planning and market studies</li> </ul>	<ul style="list-style-type: none"> <li>• BRAC Revitalization and Incentive Zone</li> <li>• Sustainable Community</li> </ul>
<b>Odenton MARC</b> Anne Arundel County	<ul style="list-style-type: none"> <li>• Pre-development work is underway, negotiating with development team</li> <li>• Project contingent on County infrastructure upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• MDOT to sell or lease 25-ac to developer</li> </ul>	<ul style="list-style-type: none"> <li>• BRAC Revitalization and Incentive Zone</li> <li>• County considering a TIF to finance infrastructure</li> </ul>
<b>State Center Metro/Light Rail</b> Baltimore City	<ul style="list-style-type: none"> <li>• 2009 agreement to develop \$1.4 billion mixed-use (office space, residential and retail), mixed-income project</li> <li>• Lawsuit has delayed the project</li> </ul>	<ul style="list-style-type: none"> <li>• 25-ac State-owned land</li> <li>• State contribution to garage</li> <li>• State agencies to lease office space</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelopment of largest State office complex</li> <li>• 2010 Congress for New Urbanism Charter Award</li> </ul>
<b>Laurel MARC</b> Prince George’s County	<ul style="list-style-type: none"> <li>• Developer selected in 2009</li> <li>• Master developer agreement under negotiation</li> </ul>	<ul style="list-style-type: none"> <li>• Pre-development support</li> <li>• MTA to sell or lease 4-ac of land</li> </ul>	<ul style="list-style-type: none"> <li>• City considering use of TIF to support garage and infrastructure costs</li> </ul>
<b>Owings Mills Town Center Metro</b> Baltimore County	<ul style="list-style-type: none"> <li>• Master developer agreement in 2005; 3000 space garage completed in 2007</li> <li>• Public facilities construction underway</li> <li>• Private development to begin July, 2012</li> </ul>	<ul style="list-style-type: none"> <li>• MTA is leasing 43-ac site to the developer</li> <li>• Amending MDA</li> </ul>	<ul style="list-style-type: none"> <li>• Main Street design concept</li> <li>• County considering use of TIF for financing</li> </ul>
<b>Savage MARC</b> Howard County	<ul style="list-style-type: none"> <li>• Master Developer agreement approved in 2008; Amendment approved in 2013</li> </ul>	<ul style="list-style-type: none"> <li>• Sale of 10-ac of state land for TOD</li> </ul>	<ul style="list-style-type: none"> <li>• TIF ordinance to support construction of garage</li> <li>• BRAC Revitalization and Incentive Zone</li> </ul>
<b>Reisterstown Plaza Metro</b> Baltimore City	<ul style="list-style-type: none"> <li>• Construction for GSA portion initiated in February 2012</li> <li>• Remaining 24-ac to be planned</li> </ul>	<ul style="list-style-type: none"> <li>• MDOT sold 11.3-ac of state property for the project</li> </ul>	<ul style="list-style-type: none"> <li>• New 538,000 sq. ft. facility for Social Security Administration employees</li> </ul>
<b>Westport Light Rail</b> Baltimore City	<ul style="list-style-type: none"> <li>• Construction of public improvements began in 2010</li> <li>• Planning for station improvements and pedestrian bridge</li> </ul>	<ul style="list-style-type: none"> <li>• Secured \$620,500 federal funds (2009) to reconstruct shoreline</li> <li>• MDOT support for streetscape improvements</li> </ul>	<ul style="list-style-type: none"> <li>• 50-ac, mixed-use mixed-income project</li> <li>• Designated BRAC Zone in 2008</li> </ul>